

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montebello

State: CA

PJ's Total HOME Allocation Received: \$7,563,868

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	<div>97.55 %</div>	<div>93.35 %</div>	<div>10</div>	<div>93.41 %</div>	<div>83</div>	<div>86</div>	
% of Funds Disbursed	<div>83.35 %</div>	<div>85.12 %</div>	<div>48</div>	<div>84.68 %</div>	<div>33</div>	<div>33</div>	
Leveraging Ratio for Rental Activities	<div>0.13</div>	<div>5.84</div>	<div>79</div>	<div>4.72</div>	<div>3</div>	<div>3</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00 %</div>	<div>72.98 %</div>	<div>1</div>	<div>80.76 %</div>	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>100.00 %</div>	<div>61.88 %</div>	<div>1</div>	<div>68.18 %</div>	<div>100</div>	<div>100</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>52.63 %</div>	<div>77.72 %</div>	<div>81</div>	<div>80.32 %</div>	<div>7</div>	<div>5</div>	
% of 0-30% AMI Renters to All Renters***	<div>28.95 %</div>	<div>39.58 %</div>	<div>65</div>	<div>45.16 %</div>	<div>27</div>	<div>23</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>57.89 %</div>	<div>92.53 %</div>	<div>84</div>	<div>95.04 %</div>	<div>4</div>	<div>2</div>	
Overall Ranking:			In State:	<div>61</div> / <div>92</div>	Nationally:	<div>22</div> <div>20</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$74,216</div>	<div>\$33,130</div>		<div>\$26,037</div>	<div>38</div> Units	<div>50.70 %</div>	
Homebuyer Unit	<div>\$116,364</div>	<div>\$20,348</div>		<div>\$14,755</div>	<div>14</div> Units	<div>18.70 %</div>	
Homeowner-Rehab Unit	<div>\$63,099</div>	<div>\$27,021</div>		<div>\$20,487</div>	<div>23</div> Units	<div>30.70 %</div>	
TBRA Unit	<div>\$0</div>	<div>\$2,819</div>		<div>\$3,225</div>	<div>0</div> Units	<div>0.00 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montebello CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$84,770	\$476,461	\$58,605
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	2.1 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	90.0	14.3	26.1	0.0	Single/Non-Elderly:	33.3	21.4	34.8	0.0
Black/African American:	0.0	0.0	0.0	0.0	Elderly:	40.0	0.0	56.5	0.0
Asian:	0.0	0.0	8.7	0.0	Related/Single Parent:	23.3	14.3	4.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	3.3	64.3	4.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	10.0	85.7	65.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	0.0	7.1	39.1	0.0	Section 8:	0.0	0.0 #		
2 Persons:	70.0	7.1	43.5	0.0	HOME TBRA:	0.0			
3 Persons:	26.7	28.6	4.3	0.0	Other:	23.3			
4 Persons:	3.3	50.0	8.7	0.0	No Assistance:	76.7			
5 Persons:	0.0	7.1	4.3	0.0					
6 Persons:	0.0	0.0	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montebello

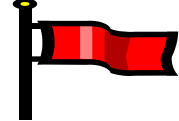
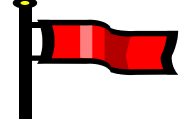
State: CA

Group Rank: 22
(Percentile)

State Rank: 61 / 92 PJs

Overall Rank: 20
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	52.63	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	57.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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